

Elizabeth M. Magistro  
408 Morrisey Road  
Neptune, New Jersey 07753

## COMMUNITY IMPACT STATEMENT

Date: March 8, 2023

Prepared By: Elizabeth M. Magistro  
408 Morrisey Road  
Neptune, New Jersey 07753  
Block 5002, Lot 6, Zoning District R-3

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### Introduction and Project Description

This Community Impact Statement was prepared by Elizabeth M. Magistro, the owner of the property regarding the impacts of proposed Application in the Township of Neptune in Monmouth County, New Jersey.

The subject property is presently located at the R-3 Zone which permit single family homes. The subject property is a pre-existing non-conforming use with two residential structures on one lot. The proposed Application is to construct a front porch for the two-story building in the front and to construct a second story addition to the rear dwelling. The proposed use is the same as it is presently, that is continued use as a two-family property. As a result, there are no changes in use on the subject property.

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### Summary of Findings

The findings of this report indicate that there will be no impact to the municipality. The uses will not change. The porch and the minor addition will have no effect on municipal services.

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### Population Impact

There are no population impact or increase of impact as the site presently is a pre-existing non-conforming use with two units, which will remain the same. The rear addition will still have one bedroom.

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### School Impact

There will be no school impact as the uses for the property will not change, and no additional bedrooms are proposed.

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### Facilities Impact

#### Municipal Facilities

There will be no impact on municipal facilities .

#### Water and Sewer

The property presently contains water and sewer and there will be no impact to municipal water and sewer.

**Services Impact**

Police, Fire and First Aid Protection – There will be no impact as the uses will continue as presently proposed.

**Solid Waste Disposal**

The uses remain same so there is no impact.

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**Fiscal Impact****Municipal Services Revenues/Cost**

There will be no significant impact for municipal services resulting in the construction of a deck and second floor.

**Public Education Costs**

The improvements will have no change to the public education costs, as the rear addition will still be a one bedroom as it presently exists.

**Impact on Projected Tax Revenues**

There will be no significant increases in taxes. However, the municipality will increase the tax assessment for the proposed improvements.

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**Conclusion**

The proposed project will have no impact on the current tax base for the Township with regard to municipal tax revenues vs. costs, and will have no impact on school revenues vs. costs.



Elizabeth M. Magistro